

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, FEBRUARY 22, 2018**

PRESENT: Peter F. Murphy, Chairman, Springfield District
James R. Hart, Commissioner At-Large
James T. Migliaccio, Lee District
Timothy J. Sargeant, Commissioner At-Large
Ellen J. Hurley, Braddock District
John C. Ulfelder, Dranesville District
John A. Carter, Hunter Mill District
Julie M. Strandlie, Mason District
Earl L. Flanagan, Mount Vernon District
Phillip A. Niedzielski-Eichner, Providence District
Donté Tanner, Sully District
Mary D. Cortina, Commissioner At-Large

ABSENT: None

//

The meeting was called to order at 7:39 p.m., by Chairman Peter F. Murphy, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

//

COMMISSION MATTERS

2232-B17-21 – DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES
(Decision Only) (Public Hearing on this application was held on February 15, 2018)

(Start Verbatim Transcript)

Commissioner Hurley: Thank you, Mr. Chairman. Last Thursday evening, the Planning Commission held an extensive public hearing on 2232-B17-21 which is a proposed Stormwater/Wastewater Consolidation Facility. Some transportation details remained to be worked out, specifically trying to obtain VDOT approval to install traffic signals at the intersection of Freds Oak and the parkway. However – well such a light would obviate the need to use Clara Barton on a regular basis. But in the meantime, however, the overall plan is good. As noted by the speakers and in written correspondence, the applicant, that is the Department of Public Works and Environmental Services, has been exceptionally sensitive in responsible – and responsive to the concerns of the neighbors. And as I have said, virtually every conversation on this project, one could not ask for a better neighbor in an industrial zone than DPWES. Therefore, Mr. Chairman, I concur with the staff's recommendation for application 2232-B17-21, that the proposed Stormwater/Wastewater Consolidation Facility, to be located at 6000 Freds Oak Road and 10900 Clara Barton Drive, satisfies the criteria of location, character and extent of the Comprehensive Plan pursuant to VA Code 15.2-2232. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION FIND SUBJECT APPLICATION 2232-B17-21 SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioner Ulfelder: Second.

Chairman Murphy: Seconded by Mr. Ulfelder. Is there a discussion of the motion? All those in favor of the motion to approve 2232-B17-21, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

The motion carried by a vote of 12-0.

(End Verbatim Transcript)

//

RZ/FDP 2016-HM-034 – RENAISSANCE CENTRO 1801, LLC

(Decision Only) (Public Hearing on this application was held on December 6, 2018; Decision Only from January 25, 2018)

(Start Verbatim Transcript)

Commissioner Carter: Okay, this is for action, it's RZ/FDP 2016-HM-034...

Commissioner Hart: I don't think his mic is on ...

Chairman Murphy: Put your mic on.

Commissioner Carter: These rookies. I heard you. Renaissance Centro – Centro 1801. Interesting name. Okay. So, the Planning Commission scheduled on February – what's today, to recommend, to recommend action on this application and the applicant requests a rezoning to the PRM zone and approval of a final development plan. The proposed project will be located along the east side of Reston Parkway, at the intersection with Temporary Road, and across from the Signature Apartments in the Reston Town Center. The public hearing was held in December of 2017, and action was deferred to January 25th, 2018, actually public hearing in 2017, to address the concerns identified by members of the Planning Commission and the public. At this time, the staff recommended denial because the Work Force Housing Units did not meet the minimum size requirements compared with the bonus rate units. The Reston Planning and Zoning also voted denial six to five. Three of the members voted against because of the staff's concern about the size of the workforce housing units. Before January 25th, 2017, the applicant revised the proffers to address the concerns of the planning staff about the size of the workforce housing units compared with the size of the bonus rate units. This issue was to address and revise proffer, and the staff recommended approval at that time. Along comes Mr. Carter on January 25th, and he says "Well that's all fine, but I still recommend deferral action which was approved unanimously to allow time to address the issues of scale, parking, standards for WDUs, and the waivers." At this time, I'd like to specially thank Mary Ann Tsai. She's been very patient with me on this case. Calculating WDUs is a challenge here, so we've – I think we've cleaned that up. And certainly, the oral - written testimony that we've got, it serves to sharpen the focus on the issues and I think

it improves overall project. So, what is been done. The applicant has modified the original application and revised the proffers to address the following issues:

- One. Density. The applicant has reduced the density of the development, a little – about 7,500 square feet. The Comprehensive Plan allows a maximum density of 3.6 FAR. That's three for the site and another twenty percent if you provide the adequate amount of workforce housing units. The applicant in this case is, instead of the 3.6 is providing 3.47 FAR.
- The building height. The building height has been reduced. Since the applicant addressed this issue of the size of the workforce housing units, that affects the overall density a bit, which allowed us to decrease the height by twenty feet. So, it goes from two sixty to two forty, including the mechanical penthouse to approximate the height of the adjacent Signature Apartments located across Reston Parkway. Now we know the building height will exceed the height of the adjacent Harrison House and Stratford House, but the height will be approximately the same as the building height of the Signature Apartments across the street. The plan talks about – should have a little bit of a – stepdown, and I pretty much use those terms, from the Metro Station to here. So, the Metro Station is up four and sometimes five FAR, up over three hundred foot heights, so this does provide a stepdown. The reason I asked for additional stepdown to match the – the least the Signature that – that – so now you have it. You can make sense out of this thing. So – so you'll have sort of book ends on either side of Reston Avenue to – so the height seems okay. Additional height also frees up the land and if you remember the site plan, fair amount of open space there, so this additional height allows for that. But I do know that it's higher than the Harrison and the Stratford House.
- Tree Protection Fencing. This wasn't included in the original proffers. This is important particularly next to the Stratford House because they have a forested area there. So during construction, I wanna make sure those trees are preserved.
- Size of the workforce housing units. So, the applicant is now proposing a total of two – of one hundred and fifty dwelling units, twenty-four workforce housing units. That's sixteen percent, which was required because of the three FAR and twenty-four bonus units. This took me a long time to figure this out with the help of Mary Ann. If I even got that right. So, those twenty-four units will be within ten percent of the size of the workforce housing units. So, that's just how it works. I think we've got – we've made sense of this now. The applicant has revised the size of the units to ensure that the workforce housing units will be within ten percent of the size of the bonus market rate units.
- Parking for workforce housing units. Now this is a difficult site, it's just slightly over half a mile from the Metro Station. So not – it's a little challenge to – to for walking. There's no parking on the street here. That Reston Parkway temporary road is too narrow and you've got the – the Old Reston Avenue. No parking is allowed on any of those streets. So, I thought the best way to do this or as require one space per unit. And to make that the combination of the space – the combination of when you buy your unit, you will also pay for a parking space. Whether you a market rate unit, a bonus unit or a WD unit, you will at least have that amount of parking. The original proposal was to rent that space, particularly the WDUs. I thought that wouldn't work because you – if you rent the spaces then – now I – WDUs are subsidizing the market rate units if you do that because it's the condo association that will set the rents. So, I thought this was a

good way to do it in this case, giving each WDU a parking space. They certainly would have the option of not buying the parking space if they want, but it would be the buyers option and not the developer's option in that case.

- Waiver of the district size. Waiver of district size is permitted – I'm not used to waivers, but I looked to this carefully and you can't waive the density, you can waive the district size, but it needs to be appropriate to the recommendations in the Comprehensive Plan. And that's why I focused on the scale issue and a notion of stepping down. So, I'm recommending supporting the waiver of the district size from two acres to one and a half.
- And finally, the loading spaces. I think that several Commissioners brought this up. In these new high rise apartment buildings, and the way people shop these days, you have a lot more people buying online than which provides a need – requires a little bit more space out front. So, to address that, they're – they want instead of the three required loading spaces, to provide two. These are the full-size spaces that are totally – they're accessible. Then we're gonna provide two smaller ones inside the building. So, these would be for the – the vans and the trucks and those kinds of features for loading. And then there's gonna be drop – along the drop off next the entrance, there'll be three temporary or short-term parking spaces next to the entrance. Plus, on the driveway you'll – it's also a drop off for Uber and the taxis and all those kinds of vehicles.

So, those are the changes. So, in conclusion, the development has been reduced in scale including the reduction in density and building height, the waivers are in conformance with the Comprehensive Plan, the size of the workforce housing units meets the requirements in the policy plan, and the parking for workforce housing units and service vehicles has been provided. So that's my motion. In – In the future and some of you may be concerned about this, the language for the WDUs doesn't address this parking. And it – it calculating them is difficult at least for me to calculate them. So we might look at this carefully when the new projects in – I've got several coming in Reston. Parking for workforce housing units and probably it depends on how close to the Metro Station they are. And we probably ought to always look at the short term and service delivery. That's not part of my motion, that's a statement as part of this. So, for the – unless there's discussion, I would just like to go ahead and proceed with the motion. Alright. Mr. Chairman, I request that the applicant confirm for the second – for the record, agreement to the proposed development condition dated December 1, 2017. I move that the Planning Commission recommend to the Board of supervisors, approval of RZ...

Chairman Murphy: Wait a minute, hold on.

Commissioner Carter: There's an affidavit?

Andrew Painter, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, PC: No. Mr. Chairman, Commissioner Carter, my name is Andrew Painter, with Walsh Colucci, on behalf of the applicant, for the record the applicant has read, understands and agreed – agrees to the condition of approval contained in the staff report.

Chairman Murphy: Thank you very much.

Commissioner Carter: Okay. So, I MOVE THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2016-HM-034 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFER – PROFFERS CONSISTENT WITH THOSE DATED FEBRUARY 1, 2018. I move that that Planning...

Chairman Murphy: Is there a second to the motion?

Commissioner Ulfelder: Second.

Chairman Murphy: Seconded by Mr. Ulfelder. Discussion? All those...

Commissioner Hart: Mr. Chairman.

Chairman Murphy: Mr. Hart.

Commissioner Hart: Thank you. This has been a difficult case and I appreciate the opportunity for continued discussion during the period of the deferral. I largely agree with Commissioner Carter's observations and I also agree with much of what we heard from the Stratford residence. I wanted to address a couple broader issues which I think are susceptible of repetition in which I think we need to bring to the attention of the Board. First, I think the County would benefit from revisiting the workforce housing policy overall. And I think Commissioner Carter has addressed that. The general application of the formula at best is confusing and I think candidly it's – it's very difficult even for us to understand how the numbers work. The biggest issue for me on this case, was specifically how to provide adequate affordable parking for the workforce housing units in a condominium. Automobile parking is an essential component of affordable and workforce housing, even in areas near transit. A "no parking" scenario or a "market price parking" scenario would not work and I think both of those are inconsistent with other objectives we have for providing workforce housing. I appreciated the applicant's efforts following the public hearing to address that issue on this case and staff approves of their revised proffer in that regard. I think we would all benefit, the County would benefit, if the Commission can address that issue in the larger context. I have a second concern that where workforce housing is provided in a condominium, and the residents are exposed to potentially unlimited condominium monthly fees, that's not consistent with the Board's objective providing the workforce units. It diminishes the affordability of that housing. I hope that issue can be studied as well. Commissioner Carter addressed also the – the loading space issue. I think the days of routinely waiving the loading spaces now that we have Amazon and deliveries and that sort of thing, are probably a thing of the past, and those will be scrutinized more closely going forward. Specifically, with respect to the instant application, this is a very challenging site, and it's beneath the minimum district size. It has streets on three sides, it's a very prominent location. And I largely agree with the observations of the Stratford residents that it's too much intensity on too small of a site. We're also left with an island of PRM in a sea of PRC. And this is a PRM with no M. It's all residential, there's no mix. It may not be exactly what we had anticipated as a PRM case. The applicant subsequent to the public hearing, has addressed the size and scale problem to some extent, but it's still quite intense building for a 1.5-acre site. We also tend to think of Reston as our largest contiguous PRC zone, but that may be changing. As we approach the density cap in PRC, many future applicants may simply opt out and come in as PRM. The

density cap is inapplicable in PRM. We may end up with a patchwork pattern of PRC in PRM or perhaps other categories randomly appearing. We're going to have to anticipate that collectively, we may be seeing more PRM applications in an area we had anticipated was going to be just PRC. Some of those same challenges are likely to be repeated. The most difficult issues for me on this case is a recommendation to the Board involving the waiver of the two-acre minimum district size. I think there are sensible reasons why there's a two-acre minimum in the ordinance it's a sufficient critical mass to make a development like this work. I've also voted no in the past on a similar case. That – the one that comes to mind was the tower across the street and – and up further a little bit. And I agreed with staff on that case that it is was too tall and it was not in conformance with the Comprehensive Plan. I had some similar concerns here. Ultimately where I came down is that for whatever reason, we have site specific plan text contemplating up to a 3.0 FAR on this small site. In hindsight, that might have been too extravagant for this particular site, but if a 3.0 FAR is what is expressly permitted in the adopted plan, something of this magnitude is probably what results. Based on the Board's prior approval of site specific plan language, for this site, even if it's pushing the envelope somewhat, this application is consistent with the adoptive Comprehensive Plan. I would have preferred to see a PRC application instead of PRM, and I may not agree the next time this happens. I would have preferred to see a smaller building, more subordinate in scale to what's around it, but maybe because 3.0 is what's specified, the more intense result on this site is permitted with this plan text. So, I won't be opposing it. Thank you.

Chairman Murphy: Further discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ 2016-HM-034, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Tanner: Mr. Chairman. Abstain.

Chairman Murphy: Oh yes, Mr. Tanner abstains not present for the public hearing. Is that? Yeah.

Commissioner Hart: I'm abstaining too. I abstained.

Chairman Murphy: And Mr. Hart abstained.

Commissioner Carter: As for aspects to the motion may continue on.

Chairman Murphy: Yes. Go ahead.

Commissioner Carter: So, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING MODIFICATIONS. MODIFICATION OF PARAGRAPH 1 OF SECTION 6-407 OF THE ZONING ORDINANCE TO PREVENT [SIC] A REDUCTION OF THE MINIMUM DISTRICT SIZE FROM 2 TO 1.51 ACRES.

Commissioner Ulfelder: Second.

Chairman Murphy: Seconded by Mr. Ulfelder. Discussion? All those in favor of that motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Hart: Same.

Chairman Murphy: Same abstentions.

Commissioner Carter: AND NUMBER TWO, MODIFICATION OF PARAGRAPH 4 OF SECTION 11-203 OF THE ZONING ORDINANCE TO PERMIT A REDUCTION IN THE NUMBER OF REQUIRED LOADING SPACES FROM THREE TO TWO.

Commissioner Ulfelder: Second.

Chairman Murphy: Seconded by Mr. Ulfelder. Is there a discussion of that motion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Same abstentions.

Mary Ann Tsai, Zoning Evaluation Division, Department of Planning and Zoning: Mr. Chairman, could we read the motion for the FDP – for the FDP? I don't think that motion was read.

Chairman Murphy: Right. I was waiting until he finished those. All counts. That's okay.

Commissioner Carter: This is a conceptual plan? Is that what you want?

Chairman Murphy: FDP.

Ms. Tsai: FDP please.

Commissioner Carter: I MOVE THAT THE PLANNING COMMISSION APPROVE FDP 2016-HM-034, SUBJECT TO THE DEVELOPMENT CONDITION DATED DECEMBER 1, 2017 AND SUBJECT TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2016-HM-034 AND ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Ulfelder: Second.

Chairman Murphy: Seconded by Mr. Ulfelder. A discussion of that motion? All those in favor of the motion to approve FDP 2016-HM-034, subject to the Board's approval of the rezoning and conceptual development plan, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Okay? Same abstentions. Okay? Thank you very much.

The motion carried by a vote of 10-0-2. Commissioner Tanner abstained from the vote, not present for the public hearing. Commissioner Hart abstained from the vote.

(End Verbatim Transcript)

//

PA 2015-IV-MV1 – COMPREHENSIVE PLAN AMENDMENT (EMBARK RICHMOND HIGHWAY)

(Decision Only) (Public Hearing on this application was held on January 25, 2018)

Commissioner Sargeant disclosed his employment with Dominion Energy. He stated he was involved in discussions regarding possible State legislation regarding utilities and possible undergrounding. Commissioner Sargeant stated those factors caused participation consideration in the Planning Commission's proceedings on the proposed Comprehensive Plan Amendment 2015-IV-MV1. He also stated that assuming this gave him a personal interest in the Planning Commission's consideration of the proposed plan amendment, he further disclosed the following in accordance of *Virginia Code 2.2-3115*:

- Personal interest potentially affected by the transaction concerning his employment by Dominion Energy, coupled with the recent discussions previously stated regarding possible State legislation; and
- Was a member of a business group, whose members were or might be affected by the proposed plan amendment.

Commissioner Sargeant stated he did not believe this matter before the Planning Commission would affect his ability to participate in the review of the proposed plan amendment. He stated he believed this would comply with the Conflict of Interests Act of Virginia. In conclusion, Commissioner Sargeant recused himself from the vote.

//

(Start Verbatim Transcript)

Commissioner Flanagan: Thank you, Mr. Chairman. Our big day has arrived. On January 25th, the Planning Commission held a public hearing for PA 2015-IV-MV1 regarding multi-mobile Bus Rapid Transit and Metrorail transportation improvements for the Richmond Highway Corridor and the development potential under the Comprehensive Plan within one half mile of such bus or Metrorail transit stations. Testimony was received from the Hybla Valley Farms Civic Association, the Southeast Fairfax Development Corporation, the Mount Vernon Council, Katherine Ward, Penn Daw Properties, South County Task Force for Human Services, Fairfield Residential, Audubon Naturalist Society, Friends of Historic Huntley, Friends of Huntley Meadows, Gum Strings Historical Society and CIA Sacramento, LLC. These fourteen, however recommended over seventy changes to the staff report proposed amendments. A decision was deferred by the Commission until tonight, to provide the staff time to review those seventy plus

recommendations as well as another thirty plus recommendations from the staff, Commissioners, and submitted written testimony since the public hearing. And we also meet with the South County Federation regarding proposed editorial amendments to the Lower Potomac Planning District. A three-and-a-half-week decision deferral has now resulted in eighty-three changes to the staff report proposed plan amendments and they are in Attachment A that was distributed to you this evening. And you have previously seen a prior draft of that earlier. Of the memorandum provided by staff to the Planning Commission previously and now dated February 22, 2018, including three requested by the Gum Springs Historical Society in particular. The Gum Springs community, request to be mapped as a historic community in the Comprehensive Plan is acknowledged, with a suggestion that the community pursue listing in Fairfax County's Inventory of Historic Sites which is the necessary precursor to mapping of the area in the Comprehensive Plan. As a result, along the above, both Commissioner Migliaccio and I are satisfied with the amendments recommended by staff in Attachment A, and recommend their approval by the Board of Supervisors. Since this plan amendment is unusually large, Commissioner Migliaccio and I have twelve motions for your consideration tonight. Each of which will be open for any questions you may have for us, and or the staff. We will alternate the twelve motions. Therefore, Mr. Chairman, I MOVE THE FIRST MOTION THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF THE STAFF RECOMMENDATION FOR PLAN AMENDMENT 2015-IV-MV1, AS FOUND ON PAGES 29 THROUGH 286 IN THE STAFF REPORT, DATED NOVEMBER 29, 2017, WITH THE MODIFICATIONS AS FOUND ON ATTACHMENT A DISTRIBUTED TONIGHT AND IS DATED FEBRUARY 22, 2018. AND THAT STAFF BE ALLOWED TO MAKE EDITORIAL AND FACTUAL CORRECTIONS, SUCH AS CORRECTING FORMATTING, STREET NAMES OR FIGURED LABELS.

Commissioner Migliaccio: Second.

Chairman Murphy: Seconded by Mr. Migliaccio. Is there a discussion of the motion?

Commissioner Ulfelder: Mr. Chairman.

Chairman Murphy: Yes, Mr. Ulfelder.

Commissioner Ulfelder: Thank you, Mr. Chairman. I was not present for the January 25th public hearing. However, I have reviewed the tape of the public hearing, as well as the staff report and the addendum, and all of the other materials that's been provided in connection with this particular plan amendment. And therefore, I do plan to vote on this matter.

Chairman Murphy: Thank you very much. Further discussion? Yes, Ms. Strandlie.

Commissioner Strandlie: Mr. Chairman, I was absent for the public hearing and was unable to get through all the material in time, so I will abstain on all motions.

Chairman Murphy: Okay, thank you very much. Ms. Strandlie abstains in all the motions. Mr. Migliaccio.

Commissioner Migliaccio: No other Commissioners have anything? I just have a short statement I would like to make.

Chairman Murphy: Go ahead.

Commissioner Migliaccio: Thank you, Mr. Chairman. I am glad to second Commissioner Flanagan's motion tonight. This motion is the culmination of two years plus of planning. I would like to take this opportunity to thank the many people who are sitting in the audience here, mostly County planning staff, who helped put pen to paper and crafted this plan amendment, the largest County planning effort since Tysons. I would like to thank Marianne Gardner and her team consisting of Meghan Van Dam, Sophia Fisher, Jenn Garcia and Joanne Fiebee. This team along with many other County staffers guided the Embark Advisory Group through two years of meetings and countless emails and phone calls. I would also like to thank Tom Biesiadny and his county DOT team for their diligence during this process. Many thanks to my fellow Lee District Advisory Group members, Rodney Lusk and Vernon Lee all members of the advisory group on Mount Vernon side also. And to the members of the public who attended early morning meetings and late night meetings to give us their input. Last but not least, I would like to extend thanks to our state partners. The DRPT for producing the study that became the catalyst for EMBARK, and former Senator Toddy Puller for her leadership. Her hard work helped secure the necessary funds to make certain that the DRPT study could be completed. Simply stated, the EMBARK plan that we have before us tonight, seeks to continue the revitalization of Richmond Highway and works to provide a compact, environmentally sustainable and walkable place along the corridor. The primary focus of the land use changes will be the four Community Business Centers of Penn Daw, Groveton, Hybla Valley and Woodlawn. Each of these CBCs will have a grid of streets lined with retail, residential and recreational uses. Over time, the hope is that each CBC will continue to grow and build upon its existing history and unique environmental characteristics to be a place for people to live work and play. And, as we heard at the public hearing, the EMBARK plan and the final plan for – from the city line in Alexandria to Woodbridge, will be accomplished in four phases. The first phases provide a high-quality Bus Rapid Transit system along Richmond Highway primarily in its own dedicated median lanes, while also providing separate bicycle and pedestrian facilities along both sides of Richmond Highway. The final phase calls for a two-stop extension of the Metro Yellow Line from Huntington to Hybla Valley. And, I know Commissioner Flanagan and Commissioner Sargeant and myself want this to happen sooner rather than later. The one thing that is not in our control is the funding of this, and our partners at the County, state and federal level need to step up and that's gonna dictate how fast we could move this project along. And that is all I have to say on this until the follow-on motions.

Chairman Murphy: Further discussion? Mr. Hart.

Commissioner Hart: Thank you, Mr. Chairman. I wanna say from my perspective, I appreciate that the Commissioners from the two districts as well as staff were able to reach a consensus on the wording of so many changes and so many different directions we were being pulled. It's often difficult to resist the temptation at the plan stage to get too specific. And sometimes I think we have gotten way too specific in the plan text. But I think this compromise still allows the Board sufficient flexibility as applications come in. And I think well appreciate that there is a consensus now. Thank you.

Chairman Murphy: And I would like to identify myself with Commissioner Hart's comments. Nice work everybody. Really great. Further discussion? Yes, Mr. Niedzielski-Eichner.

Commissioner Niedzielski-Eichner: Mr. Chairman, I just – I wanna to clarify one point, and perhaps this is Commissioner Flanagan. Commissioner Flanagan, we received a communication from the Tree Commissioner from Mount Vernon District. A number of suggested changes to the plan as Tree Commissioner, and I was just wondering whether she was a participant in this extensive process of the EMBARK embraced. And were her – were her observations considered as part of EMBARK?

Commissioner Flanagan: Well again, repeat. Who's considerations?

Commissioner Niedzielski-Eichner: This is Ms. Ledec?

Commissioner Flanagan: Oh, Ms. Ledec.

Commissioner Niedzielski-Eichner: Yeah.

Commissioner Flanagan: I'd have to ask staff that, because I passed that on to staff and I believe that it – they...

Commissioner Migliaccio: Commissioner Niedzielski-Eichner, just to one point, she was an active participant throughout the process.

Commissioner Niedzielski-Eichner: That what was my...

Commissioner Migliaccio: She wasn't – she's not late to the table. She was from the beginning all the way through.

Commissioner Flanagan: She had been of town...

Commissioner Niedzielski-Eichner: To the extent of so recommended edits, I just wanted to have confidence that her consideration – her contribution was considered in the process.

Commissioner Flanagan: She's here tonight and I spoke to her previous to the meeting and told her – I assured her that they are going to be given full consideration.

Chairman Murphy: Ms. Ledec, could you please waive at Commissioner Niedzielski-Eichner. There she is, okay. Question is answered. Further discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it adopt Plan Amendment 2015-IV-MV1, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Abstention. Mr. Flanagan.

Commissioner Flanagan: Yes, my second motion is that I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT PLAN AMENDMENT 2014-IV-MV2 BE RESCINDED. PLAN AMENDMENT 2015-IV-MV1 INCLUDED AN EVALUATION OF THE REVISIONS TO THE WOODLAWN COMMUNITY BUSINESS CENTER (CBC), AND AMENDMENTS ANTICIPATED AS PART OF MY FOLLOW-ON MOTIONS, WILL CONSIDER THE PLAN FOR AREAS TO THE SOUTH OF THE WOODLAWN CBC ALONG THE RICHMOND HIGHWAY CORRIDOR. THE AMENDMENTS SUPERSEDE THE NEED FOR OUTSTANDING PLAN AMENDMENT 2014-IV-MV2 WHICH WAS AUTHORIZED TO LOOK AT THESE SAME AREAS.

Commissioner Migliaccio: Second.

Chairman Murphy: Seconded by Mr. Migliaccio. Is there a discussion of that motion? All those in favor of the motion to recommend to the Board of Supervisors that it rescind Plan Amendment 2014-IV-MV2, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Same abstentions. And now we turn to follow-on motions.

Commissioner Flanagan: Yes, right. Next, Mr. Chairman, will be a number of follow-on motions to recommend that the Board of Supervisors direct staff to refine Embark elements of the Comprehensive Plan and advance the implementation of the Plan recommendations in coordination with community members and other stakeholders which I think Commissioner Migliaccio was just referring to on his opening remarks. So, with that I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT STAFF TO CREATE URBAN DESIGN GUIDELINES, THAT PROVIDE ADDITIONAL DETAIL ON HOW TO IMPLEMENT THE URBAN DESIGN AND STREETScape FEATURES CONTAINED IN THE COMPREHENSIVE PLAN.

Commissioner Migliaccio: Second.

Chairman Murphy: Seconded by Mr. Migliaccio. Discussion? All those in favor of that motion, say aye.

Commissioner Ulfelder: What you say is just specific to the EMBARK plan or are you [inaudible].

Commissioner Flanagan: These are for – just primarily for the...

Commissioner Ulfelder: EMBARK. Yeah.

Commissioner Flanagan: Every place we were talking about the Comprehensive Plan it will be the amendments we're making...

Commissioner Ulfelder: [Inaudible].

Commissioner Flanagan: These are the amendments we've just adopted.

Chairman Murphy: Okay, further discussion. Mr. Charter.

Commissioner Carter: One small point. That it's the timing of the design guidelines. It's better if they come out at the same time as the plan. Well that's probably not practical. Pretty soon they ought to come out – because if you wait, then things happen. And it sounds like you're trying to rewrite the plan. If it's a year or so. [Inaudible]. Writing those guidelines as soon as possible would be a good move.

Chairman Murphy: Okay. Barbara Byron has a comment.

Barbara Byron, Office of Community Revitalization, County Executive Office: Thank you. Barbara Byron, Office of Community Development, and we agree with you, Mr. Carter. We already have a contract in place with one of our consultants that's worked with us on the plan, and it's our current expectation that we have them done by October of this year.

Commissioner Carter: It's good.

Chairman Murphy: Further discussion. All those in favor of the motion....

Commissioner Flanagan: Mr. Chairman.

Chairman Murphy: Yes.

Commissioner Flanagan: I just also want to point out that we introduced some new features in the Comprehensive Plan. Grid streets for instance, they never existed before and the current urban design criteria just don't – they weren't written for that kind of a urban layout. So, that's the reason why we need the additional...

Commissioner Carter: I would like to further point out. I like the graphics in this plan, and I think they were done in the right way. They were – not – come out at being too detailed. I don't – I think they're done in the – in the right way, but it gives you an impression of what the area's gonna look like. I like particularly that stormwater management feature, I've forgotten the name of it. I thought that was pretty creative. Without saying, "Look, it must be exactly like this." So, I like that feature and I hope we can do that on other plans.

Commissioner Flanagan: I appreciate that.

Chairman Murphy: Further discussion? All those in favor of that motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Flanagan.

Commissioner Flanagan: Mr. Migliaccio is next.

Chairman Murphy: Mr. Migliaccio.

Commissioner Migliaccio: You have the second one.

Chairman Murphy: You have the second one.

Commissioner Migliaccio: The grid of streets.

Commissioner Flanagan: It was the grid of streets I was just talking about. Yeah. I MOVE THAT THAT I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT STAFF TO FURTHER STUDY THE PROPOSED CONCEPTUAL GRID OF STREETS TO REFINE THE MULTIMODAL STREET CLASSIFICATIONS AND RIGHT-OF-WAY NEEDS.

Commissioner Migliaccio: Second.

Chairman Murphy: Seconded by Mr. Migliaccio. Is there a discussion of that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Migliaccio: And I have the next motion...

Chairman Murphy: Mr. Migliaccio.

Commissioner Migliaccio: And I thank this one touches on something Ms. Ledec wanted. So we did listen. I MOVE THAT THAT PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT STAFF TO INITIATE AND EXPEDITE A PLAN AMENDMENT FOR THE – OF THE COUNTYWIDE TRAILS PLAN TO REMOVE THE TRAILS SHOWN ON HUNTLEY MEADOWS PARK PROPERTY NEAR SOUTHERN AND EASTERN PERIMETER WITHIN THE POWERLINE EASEMENT CONNECTING TELEGRAPH ROAD AND LOCKHEED BOULEVARD.

Commissioner Flanagan: Second.

Chairman Murphy: Seconded by Mr. Flanagan. Is there a discussion of that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Migliaccio.

Commissioner Migliaccio: Thank you, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT STAFF TO INITIATE AND EXPEDITE A PLAN AMENDMENT OF THE COUNTYWIDE BICYCLE

MASTER PLAN, TO REMOVE THE BICYCLE TRAIL SHOWN ON THE NORTHERN PORTION OF HUNTLEY MEADOWS PARK PROPERTY CONNECTING HARRISON LANE TO TELEGRAPH ROAD.

Commissioner Flanagan: Second.

Chairman Murphy: Seconded by Mr. Flanagan. Discussion? All those in favor of that motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Migliaccio:

Commissioner Migliaccio: Mr. Chairman, I further MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT STAFF TO AMEND THE BICYCLE MASTER PLAN TO BE CONSISTENT WITH THE EMBARK PLAN AMENDMENT AFFECTING RICHMOND HIGHWAY AS PART OF THE NEXT COUNTYWIDE UPDATE.

Commissioner Flanagan: Second.

Chairman Murphy: Seconded by Mr. Flanagan. Is there a discussion? All those in favor of that motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Over to Mr. Flanagan.

Commissioner Flanagan: Yes. Thank you, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT STAFF TO RECONCILE THE WOODLAWN CULTURAL CORRIDOR TRAILS RECOMMENDATIONS IN THE EMBARK PLAN AMENDMENT, WITH THE FAIRFAX COUNTY COUNTYWIDE TRAILS PLAN AS PART OF THE NEXT COUNTYWIDE UPDATE.

Commissioner Migliaccio: Second.

Chairman Murphy: Seconded by Mr. Migliaccio. Discussion? All those in favor of that motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Back to Mr. Migliaccio.

Commissioner Migliaccio: Thank you, Mr. Chairman. In order to achieve the County's long term goals and to sustain the corridor's essential social and economic diversity, there must be a housing stock for all range of income levels, especially low to moderate income households. As the Embark plan begins to be implemented, it will be necessary to prepare for potential impacts on the supply of affordable housing – housing. Even now we can see the negative impact

of the yet-to-be-approved plan on our current market rate affordable housing stock on the corridor. I propose that the Mount Vernon and Lee Supervisors convene a small advisory group of affordable housing advocates and experts, citizens, developers and other appropriate stakeholders to assess the current affordable housing policy along the – along Richmond Highway, and to also look at the potential loss of existing market affordable housing. The goal of putting together this group will be to develop specific strategies within the next nine months to preserve and enhance the quality of these market affordable units, and to make recommendations to the current affordable housing policies along the corridor. The strategies – these strategies and recommendations should be realistic and attainable and not become part of a document that simply collects dust on a bookshelf. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS AUTHORIZE THE ESTABLISHMENT OF AN ADVISORY GROUP ON AFFORDABLE HOUSING FOR THE RICHMOND HIGHWAY CORRIDOR AND DIRECT THE DEPARTMENTS OF HOUSING AND COMMUNITY DEVELOPMENT AND PLANNING AND ZONING TO FACILITATE THE WORK AND RECOMMENDATIONS OF THE ADVISORY GROUP.

Commissioners Flanagan and Hart: Second.

Chairman Murphy: Seconded by Mr. Flanagan and Mr. Hart. Is there a discussion? All those in favor of that motion, say aye.

Commissioners: Aye.

Commissioner Niedzielski-Eichner: I just want to be on record in support of this amendment, Mr. – Commissioner Migliaccio for her – for his initiative and in being responsive to the kind of issues that were raised at the public hearing for this matter.

Commissioner Migliaccio: Commissioner Niedzielski-Eichner, I – I'd love to take all the credit, but Commissioner Flanagan and Sargeant were also part of this. So, I just had to read it.

Commissioner Niedzielski-Eichner: I commend all three of you.

Commissioner Tanner: Mr. Chairman.

Chairman Murphy: Yes.

Commissioner Tanner: Just one quick question, and I agree with Commissioner Migliaccio. This in fact – this is a great amendment and it's a great motion. I just want to make sure that this Commission that you're putting together will set specific targets once they get into study see what's feasible and reasonable.

Commissioner Migliaccio: That is the goal.

Commissioner Tanner: Thank you.

Chairman Murphy: Further discussion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Flanagan.

Commissioner Flanagan: Yes, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT STAFF EVALUATE THE PLANNED LAND USES WITHIN THE SUBURBAN NEIGHBORHOOD AREAS BETWEEN COMMUNITY BUSINESS CENTERS ALONG RICHMOND HIGHWAY. THE EVALUATION SHOULD BE INFORMED BY NOMINATIONS THAT ARE RECEIVED AS PART OF THE SOUTH COUNTY SITE-SPECIFIC PLAN AMENDMENT PROCESS.

Commissioner Migliaccio: Second.

Chairman Murphy: Seconded by Mr. Migliaccio. Is there a discussion of that motion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. And, Mr. Flanagan again.

Commissioner Flanagan: We're getting near the end.

Chairman Murphy: No, that's alright. It's very interesting.

Commissioner Flanagan: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT STAFF EVALUATE THE EFFECT OF THE PLANNED METRORAIL EXTENSION ON THE AREAS WITHIN ONE-HALF MILE OF THE POTENTIAL STATION LOCATIONS AT BEACON-GROVETON AND HYBLA VALLEY/GUM SPRINGS AREAS. THE EVALUATION MAY CONSIDER LAND USES AND DEVELOPMENT AROUND THE STATIONS, INCLUDING THE EFFECT ON THE SURROUNDING NEIGHBORHOODS. ELEMENTS SUCH AS ACCESS AND CONNECTIVITY SHOULD BE CONSIDERED. THE EVALUATION SHOULD OCCUR FOLLOWING THE CONCLUSION OF THE REVIEW OF THE SUBURBAN NEIGHBORHOOD AREAS INTERSTICES, THE REFINED GRIDS OF STREETS ANALYSIS, AND THE DEVELOPMENT OF URBAN DESIGN GUIDELINES AS WELL.

Commissioner Migliaccio: Second.

Chairman Murphy: Seconded by Mr. Migliaccio. Is there a discussion?

Commissioner Flanagan: Mr. Chairman.

Chairman Murphy: Mr. Flanagan and then Mr. Niedzielski-Eichner.

Commissioner Flanagan: I just want to point out that we had several requests through the public hearing for issues related to the suburban neighborhoods and the proximity to the planned station areas. Because of the need to have twelve buildings probably adjacent to the station areas, where

it would loom over the nearby one-story communities. And, I just want to assure everybody who testified out there that may be watching tonight, that this the particular motion that I think would address their needs.

Chairman Murphy: Mr. Niedzielski-Eichner.

Commissioner Niedzielski-Eichner: Thank you, Mr. Chairman. Perhaps this is a question posed to Commissioner Flanagan, or perhaps staff. But what is of interest to me is understanding if the Comprehensive Plan is executed, what we're – what we're – it's calling for BRT and then it says at some desirable time, or time when the finances are there it will – there would be support for these additional stops of the Metro Line. In the – in the interim between BRT being put in place and the existence of the Metro Station, and presumably with the Metro Station becomes higher density, how do we transition from a lower density BRT to higher density Metro and is that part of this study?

Commissioner Flanagan: Yes, it was a part of this study. There was an advisory group appointed by the Supervisors to meet with the staff on a regular basis, once a month, for the last two years and to basically give a understanding of what this change for having BRT or Metrorail will prompt or what is actually needed in order for it to actually occur. So consequently, there are densities that are available now that are not yet used and those will continue to build. And as the buildup that will justify the BRT. We have a certain maximum development that can – that BRT can handle and then after that where the density goes beyond that is planned for, as we increase the density beyond that. That would be then justify the extension of Metrorail at a later date.

Chairman Murphy: Mr. Biesiadny, do you have any comments you would like to make on this subject? I'm not forcing but if you want to add something.

Tom Biesiadny, Department of Transportation: Chairman Murphy, Tom Biesiadny with the Department of Transportation. The transition between bus rapid transit and Metro was considered as part of the advisory group discussion over time. One of the reasons for this motion though is to further amend the plan to incorporate those Metrorail densities in the future.

Chairman Murphy: Further discussion. All those in favor of that motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Migliaccio.

Commissioner Migliaccio: Thank you, Mr. Chairman. I have the final follow-on motion. I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT STAFF TO DEVELOP A FUNDING PLAN FOR THE TRANSPORTATION INFRASTRUCTURE IMPROVEMENTS RECOMMENDED IN THE EMBARK RICHMOND HIGHWAY COMPREHENSIVE PLAN. THE FUNDING PLAN SHOULD INCLUDE ARRANGEMENTS FOR FINANCING THE PUBLIC SHARE OF INFRASTRUCTURE IMPROVEMENTS AND FACILITATE COOPERATIVE FUNDING AGREEMENTS WITH THE PRIVATE SECTOR.

Commissioner Flanagan: Second.

Chairman Murphy: Seconded by Mr. Flanagan. Is there a discussion? Mr. Niedzielski-Eichner.

Commissioner Niedzielski-Eichner: I'm just jumping in to make sure you don't jump too quickly into voting.

Chairman Murphy: I wouldn't dare.

Commissioner Niedzielski-Eichner: On this motion, this follow-on motion, is this – isn't envisioned – potentially – one of the options in consideration – to be considered is a taxing district that would – a tax district that would be part of the funding stream to support these transportation options?

Commissioner Migliaccio: I don't think, Mr. Mr. Niedzielski-Eichner. I don't think anything has been ruled out. However, Richmond Highway does not have the office component that Tysons does that can easily support a tax district. So, it might be a different type of funding arrangement that we come up with.

Chairman Murphy: Further discussion, all those in favor of that motion. Yes, Mr. Flanagan, did you have an addendum?

Commissioner Flanagan: I just want to also comment in – of course you know, the Comprehensive Plan is recommendations these are not requirements. And we did have public testimony suggesting where the funding would of the – considered by the staff and [inaudible] as we came forward with Attachment A. The funding is not really a planning subject. Funding is – planning is about land use and how we do these things is up to the applicants who make their applications to us. So, we seldom do – you know get into the funding subjects.

Commissioner Niedzielski-Eichner: I've just reacted to this motion which is calling for a transportation funding plan that speaks to the transportation funding.

Commissioner Flanagan: Well the funding plan will not be put into the Comprehensive Plan.

Commissioner Niedzielski-Eichner: I understand that...

Commissioner Flanagan: This is something that staff's going to do....

Commissioner Niedzielski-Eichner: I just wanna – my questioning along the lines of this – these two follow-on motions reflects my interest in understanding how the BRT verses Metro Line. How that transition takes place, and what would facilitate and expedite it – construction of the Metro Line to the locations that have been identified in the Comprehensive Plan. It strikes me as there's some inefficiencies of potentially counterproductive considerations if we on one hand act – call for a BRT but then at some future date call for a Metro Stations. And the alignment of those two transportation options has a funding component to it, obviously. And I was just of interest ensuring that this transportation funding plan is going to take all that into account.

Commissioner Flanagan: I'm one hundred percent with you. And if you would like to join me as staff pursues this – the funding plan that this motion authorizes, I'd be very happy to have you – keep you abreast of what the – of those – as those investigations go forward.

Chairman Murphy: Mr. Biesiadny, do you have a comment?

Mr. Biesiadny: Mr. Chairman, members of the Planning Commission, it's always envisioned that the bus rapid transit will remain in place even after Metrorail is extended. The Metrorail would have two stations. The Bus Rapid Transit has nine stations to Fort Belvoir and then additional stations south to Woodbridge. So, it will be – we won't be doing the Bus Rapid Transit then getting rid of it and then doing Metrorail. Metrorail actually be supplemented by the bus rapid transit in the future. The funding plan that's discussed here will take into account not only the Bus Rapid Transit, but it will take into account the grid of streets and other transportation improvements that are needed to support the land use that is being approved as part of this plan. The Metrorail funding plan and future densities are part of that other motion that talks about additional work that needs to be done to get to the Metrorail extension.

Chairman Murphy: Further discussion? All those in favor of the motion, say aye...

Commissioner Flanagan: Mr. Chairman, we have now adopted the recommendations to - in the Attachment A. We would – we have adopted a recommendation in there to expedite the consideration of when Metrorail will occur. So consequently, I presume that the funding of that would have to be, you know, would have to be some study of that at some time as well, before we – if we're gonna expedite the funding of Metrorail as well.

Chairman Murphy: I'm afraid to ask. Further discussion of the motion to expedite it. All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motions carried by a vote of 10-0-2. Commissioner Strandlie abstained from the vote, not present for the public hearing. Commissioner Sargeant recused himself from the vote.

(End Verbatim Transcript)

//

Commission Hart stated the Commission received an e-mail regarding an upcoming Planning Commission dinner in honor of Commissioners Frank A. de la Fe, Earl L. Flanagan, Janyce N. Hedetniemi and Karen A. Keys-Gamarra. The dinner would be held on Sunday, April 22, 2018, at the Waterford at Fair Oaks, 12025 Lee Jackson Memorial Highway, Fairfax.

//

Commissioner Hart announced an upcoming Fairfax County Federation dinner in honor of Commissioner Earl L. Flanagan. Commissioner Flanagan would receive a Special Gratitude Award for his years of public service. Commissioner Hart also announced Barbara Lippa, former Executive Director to the Planning Commission, would also be honored and would receive a Citation of Merit Award. The dinner would be held on Sunday, April 15, 2018, at the Waterford at Springfield, 6715 Commerce Street, Springfield.

//

ORDER OF THE AGENDA

Commissioner Migliaccio established the following order of the agenda:

1. PCA C-083-03/PCA 2009-BR-015 – COLLEGE TOWN ASSOCIATES LIMITED PARTNERSHIP
2. SEA 84-L-013-02/PCA 2003-LE-050 – ECHO, INC.

This order was accepted without objection.

//

Chairman Murphy called the first case on the agenda.

//

PCA C-083-03 – COLLEGE TOWN ASSOCIATES LIMITED PARTNERSHIP – Appl. to amend the proffers for RZ C-083 previously approved for commercial to permit commercial and associated modifications to proffers with an overall Floor Area Ratio (FAR) of 0.24. Located in the S.E. quadrant of the intersection of Braddock Rd. and Ox Rd. on approx. 19.74 ac. of land zoned C-6 and R-1. Comp. Plan Rec: Retail. Tax Map 68-1 ((1)) 9. (Concurrent with PCA 2009-BR-015). BRADDOCK DISTRICT. PUBLIC HEARING.

PCA 2009-BR-015 – COLLEGE TOWN ASSOCIATES LIMITED PARTNERSHIP – Appl. to amend the proffers for RZ 2009-BR-015 previously approved for commercial to permit commercial and associated modifications to proffers with an overall Floor Area Ratio (FAR) of 0.24. Located in the S.E. quadrant of the intersection of Braddock Rd. and Ox Rd. on approx. 6,795 sq. ft. of land zoned C-6. Comp. Plan Rec: Retail. Tax Map 68-1 ((1)) 9A. (Concurrent with PCA -C-083-03). BRADDOCK DISTRICT. PUBLIC HEARING.

Keith Martin, Applicant's Agent, Tramonte, Yeonas, Roberts & Martin PLLC, reaffirmed the affidavits dated December 13, 2017.

Kelly Atkinson, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She stated that staff recommended approval of PCA C-083-03 and PCA 2009-BR-015.

Mr. Martin gave a presentation wherein he stated the following:

- This was a minor modification to a proffer where the status of the application was changed from imminent to not imminent; and
- This was a vacated building which could be leased;

There being no listed speakers, comments or questions from the Commission, Chairman Murphy closed the public hearing and recognized Commissioner Hurley for actions on this application.

//

(Start Verbatim Transcript)

Commissioner Hurley: Thank you, Mr. Chairman. For a change, Ms. Atkinson has an easy case. This is a ...

Chairman Murphy: Yeah, congratulations.

Commissioner Hurley: Very simple to explain. There – the old bank building right there at a busy intersection, eventually that intersection will be reworked and the building will go up. But in the meantime, let's reuse the building for something of practical use the taxpayers and the landowner. So, with that, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA 2009-BR-015 AND PCA C-083-03, SUBJECT TO THE PROFFERS DATED JANUARY 26TH, 2018.

Commissioner Migliaccio: Second.

Chairman Murphy: Seconded by Mr. Migliaccio. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA 2009-BR-015 and PCA C-083-03, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Ms. Hurley.

Commissioner Hurley: I further – I further MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE WAIVERS AND OR MODIFICATIONS AS SHOWN ON PAGE 1 OF THE STAFF REPORT.

Commissioner Migliaccio: Second.

Chairman Murphy: Seconded by Mr. Migliaccio. Discussion? All those in favor of that motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much. Thank you, Mr. Martin. Thank you.

The motion carried by a vote of 12-0.

(End Verbatim Transcript)

//

SEA 84-L-013-02 – ECHO, INC. – Appl. under Secs. 3-304 and 9-609 of the Zoning Ordinance to amend SE 84-L-013 previously approved for a public benefit association to allow site modifications. Located at 7205 and 7209 Old Keene Mill Rd., Springfield, 22150 on approx. 1.37 ac. of land zoned R-1, R-3 and HC. Tax Map 90-1 ((1)) 39, 51 and 51B. (Concurrent with PCA 2003-LE-050). LEE DISTRICT. PUBLIC HEARING.

PCA 2003-LE-050 – ECHO, INC. – Appl. to amend the proffers for RZ 2003-LE-050 previously approved for a public benefit association to permit site modifications and associated modifications to proffers with an overall Floor Area Ratio (FAR) of 0.18. Located at 7205 and 7209 Old Keene Mill Rd., Springfield, 22150 on approx. 1.37 ac. of land zoned R-1, R-3 and HC. Comp. Plan Rec: 2-3 du/ac or public park. Tax Map 90-1 ((1)) 39, 51 and 51B. (Concurrent with SEA 84-L-013-02). LEE DISTRICT. PUBLIC HEARING.

G. Evan Pritchard, Applicant's Agent, Venable, LLP, reaffirmed the affidavit dated February 13, 2018.

Daniel Creed, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He stated that staff recommended approval of SEA 84-L-013-02 and PCA 2003-LE-050.

Commissioner Migliaccio stated the community requested that the wet pond be fenced, due to its close proximity to Garfield Elementary School. He asked whether this information was captured in the special exceptions plat. Mr. Creed stated fencing would occur. A proposed fence was shown around the wet pond in response to the community's input.

Commissioner Sargeant requested visuals for the trail and five-foot wide connection for the proposed walkway. Mr. Creed provided visuals. A five-foot walk bisected the property. An existing trail easement was in place. Commissioner Sargeant asked whether the public had access to the trail. Mr. Creed confirmed public access to the trail. Cathy Lewis, Zoning Evaluation Division, Department of Planning and Zoning, stated the trail was formerly Liles Road, which was a paper street. When the paper street was vacated, the walkway remained, with continued access to the former Liles Road.

Commissioner Carter asked how the specific waivers in the application were in conformance with the Comprehensive Plan. Ms. Lewis stated the waivers were requirements of the Zoning Ordinance, and not the Comprehensive Plan. The applicant was seeking waivers and modifications of transitional screening and barrier requirements. The Zoning Ordinance listed specific reasons for waiver requests. She stated the transitional screening requirements would specify their exact plantings. Regarding the trail requirement, the plan recommended certain improvements. The scope of certain requests, were in the purview of the Board of Supervisors to decide whether or not certain waivers regarding the bicycle lane and paved trail reequipment

could be waived. Staff consulted with the Department of Transportation regarding those requirements. The Urban Forest Management Division of the Department of Public Works and environmental Services was consulted regarding transitional screening and barrier requirements.

Mr. Pritchard gave a presentation wherein he stated the following:

- The two-phase proposal created a paved parking lot, which would eliminate grass parking. Parking on the grassy areas created problems during the rain. This parking lot would not generate any new intensity of use nor trips to the site;
- A small square foot addition would be in place and would not increase the number of individuals coming to and from the center. This small increase called for additional storage of donated goods; and
- ECHO, Inc., was a non-profit group with low overhead costs, a volunteer and donation-run operation.

There being no listed speakers, further comments or questions from the Commission, Chairman Murphy closed the public hearing and recognized Commissioner Migliaccio for actions on this application.

//

(Start Verbatim Transcript)

Commissioner Migliaccio: Thank you, Mr. Chairman. This will be very brief. As was mentioned earlier, this is a very simple case. It's allowing for a non-profit that does good in the community, to expand a parking lot in the building to do more good. Simply put. Therefore, Mr. Chairman, I request that the applicant confirm for the record, agreement to the development conditions dated February 13th, 2018.

G. Evan Pritchard, Applicant's Agent, Venable, LLP: Confirmed. Thank you.

Commissioner Migliaccio: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS, APPROVAL OF SEA 84-L-013-02, SUBJECT TO DEVELOPMENT CONDITIONS DATED FEBRUARY 13TH, 2018.

Commissioner Ulfelder: Second.

Chairman Murph: Seconded by Mr. Ulfelder. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SEA 84-L-013-02, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Migliaccio: Thank you. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS, APPROVAL OF PCA

2003-LE-050, SUBJECT TO THE EXECUTION OF PROFFERED CONDITIONS DATED DECEMBER 27TH, 2017.

Commissioner Ulfelder: Second.

Chairman Murphy: Seconded by Mr. Ulfelder. Discussion? All those in favor of that motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Migliaccio: Thank you, Mr. Chairman. And, the final motion is, I MOVE THAT THAT PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS, APPROVAL OF THE MODIFICATIONS AS LISTED IN THE HANDOUT DATED AND DISTRIBUTED FEBRUARY 15TH, 2018.

Commissioner Ulfelder: Second.

Chairman Murphy: Seconded by Mr. Ulfelder. Is there a discussion of that motion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Migliaccio: Thank you Mr. Chairman.

The motion carried by a vote of 12-0.

(End Verbatim Transcript)

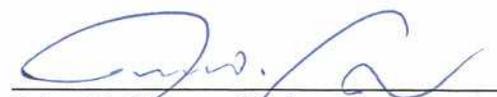
//

The meeting was adjourned at 8:53 p.m.
Peter F. Murphy, Chairman Murphy
James T. Migliaccio, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Samantha Lawrence

Approved on: May 17, 2018



John W. Cooper, Clerk to the
Fairfax County Planning Commission